



Symonds  
& Sampson

# Woodroffe Meadow

Lyme Regis, Dorset



# Woodroffe Meadow

Lyme Regis  
Dorset  
DT7 3NX

Beautifully presented 2011 4/5 bedroom detached  
Georgian style house a walk to the town centre.



- Beautifully presented
- Contemporary kitchen and bathrooms
  - UPVC sash windows
  - Landscaped gardens
    - Parking
    - Garage

Guide Price £778,000

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE DWELLING

Ruskin House is a classic house built in the Georgian style by Cavanna Homes in 2011 as part of a select development within walking distance of Lyme Regis town centre. The attention to detail is apparent throughout with, of particular note, both the joinery and the contemporary kitchen and bathrooms. The property is in excellent decorative order throughout and has sash UPVC windows that are stylish and in keeping with the style of the house.

## ACCOMODATION

The property is arranged over three floors with the sleeping accommodation on the ground floor and the second floor and the living accommodation in between. The topography of the site however allows the gardens to be accessed from the first floor to one side and views to be enjoyed over Lyme Regis to the sea to the other. The possibilities in terms of organisation are endless with the current owners each having studios/studies on the ground floor, the living accommodation on the first floor and the sleeping accommodation on the second floor.

## OUTSIDE

To the front of the property to the right hand side there is a hardstand providing parking for two cars and access to the garage that has an up and over door, light and power,

and a useful storage area in the roof space. To one side there is an attractive ornamental garden with a path leading up to the front door. The gardens to the rear of the property are a particular feature of the property and have a Mediterranean feel to them as they are planted with an array of mature evergreen plants designed to give shape, colour and form throughout the seasons with minimal maintenance. Immediately to the rear of the property there is an extensive area of paved terrace that provides an excellent entertaining area during the summer months while to one side there are steps down to a useful storage shed.

## SITUATION

Lyme Regis is on the World Heritage Jurassic Coastline and is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with a theatre and various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The local Woodroffe School is a highly regarded academy school and there are excellent primary schools both in the town and surrounding villages.

The market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

## DIRECTIONS

[what3words.com/storms.takeovers.welfare](http://what3words.com/storms.takeovers.welfare)

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is limited indoors and good outdoors.

Dorset Council: 01305 251010

Council Tax Band: F

EPC: B.



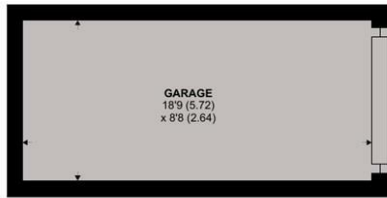


# Woodroffe Meadow, Lyme Regis

Approximate Area = 1984 sq ft / 184.3 sq m  
 Limited Use Area(s) = 71 sq ft / 6.5 sq m  
 Garage = 163 sq ft / 15.1 sq m  
 Total = 2218 sq ft / 205.9 sq m  
 For identification only - Not to scale



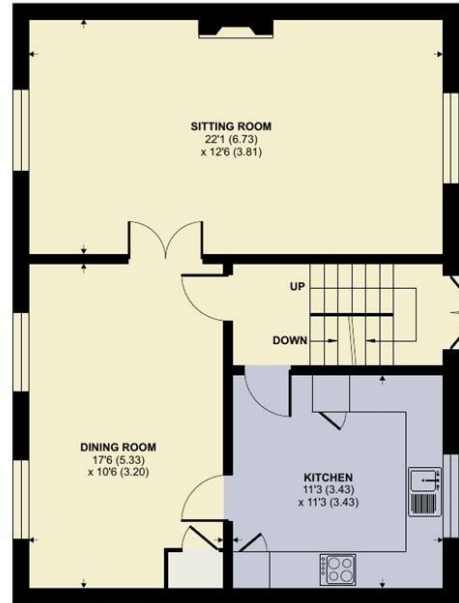
Denotes restricted head height



GARAGE



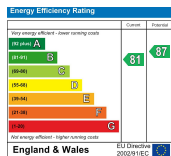
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1139131



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